

# UBER 8 8 3 1 PAGEO 6 7

THIS DEED OF EASEMENT, Made this 4 day of JUNE, 1991, by and between DAWN LAWRENCE, party of the first part, and DAVID C. COSENTINO and LISA R. COSENTINO, husband and wife, parties of the second part.

whereas, the party of the first is the owner of Lot No. 8 in Block A, as shown on the Plat entitled, "Gunpowder Valley Estates", which Plat is recorded among the Land Records of Baltimore County in Plat Book WJR, No. 27, folio 127; and

WHEREAS, the parties of the second part are the owners of Lot 7 in Block A, as shown on the aforesaid Plat; and

whereas, the parties of the second part have secured a Location Survey, which survey is attached hereto and made a part hereof, and which survey discloses an encroachment of the terrace retaining wall thereto as encroaching on Lot No. 8 on the aforesaid Plat, and the parties of the second part have requested the party of the first part to grant them an easement for the purposes of maintaining said terrace retaining wall over Lot No. 8;

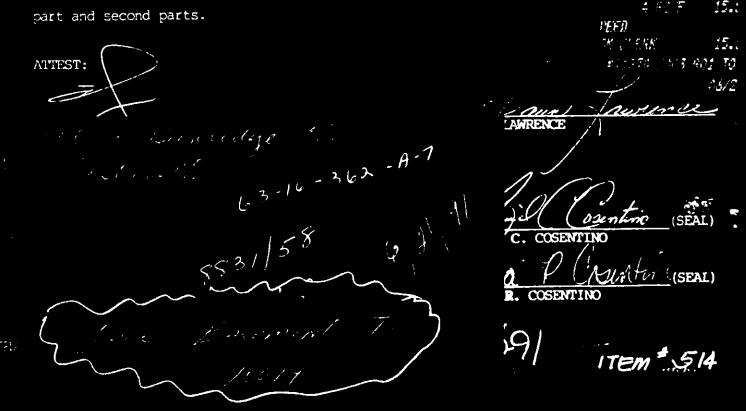
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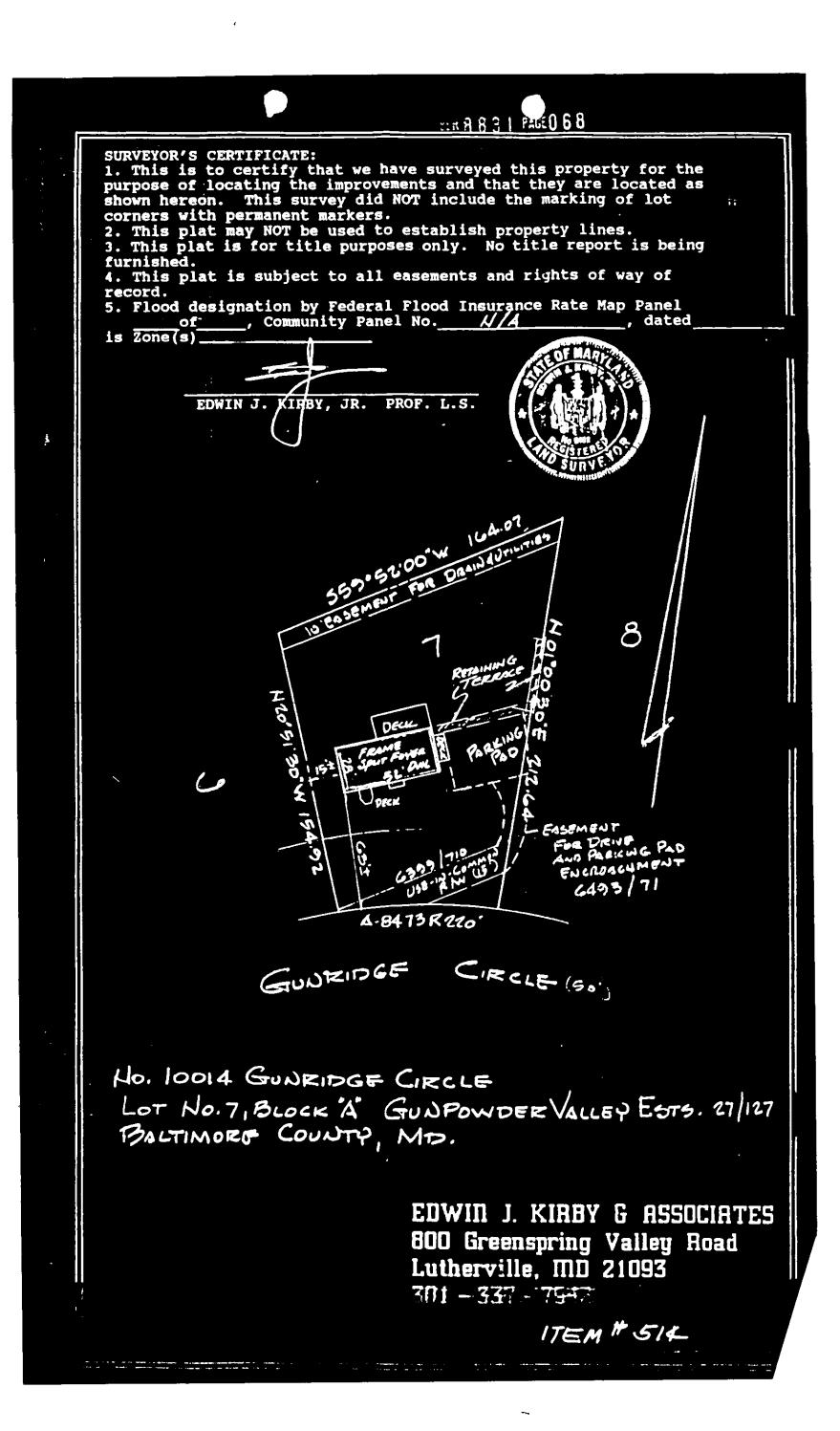
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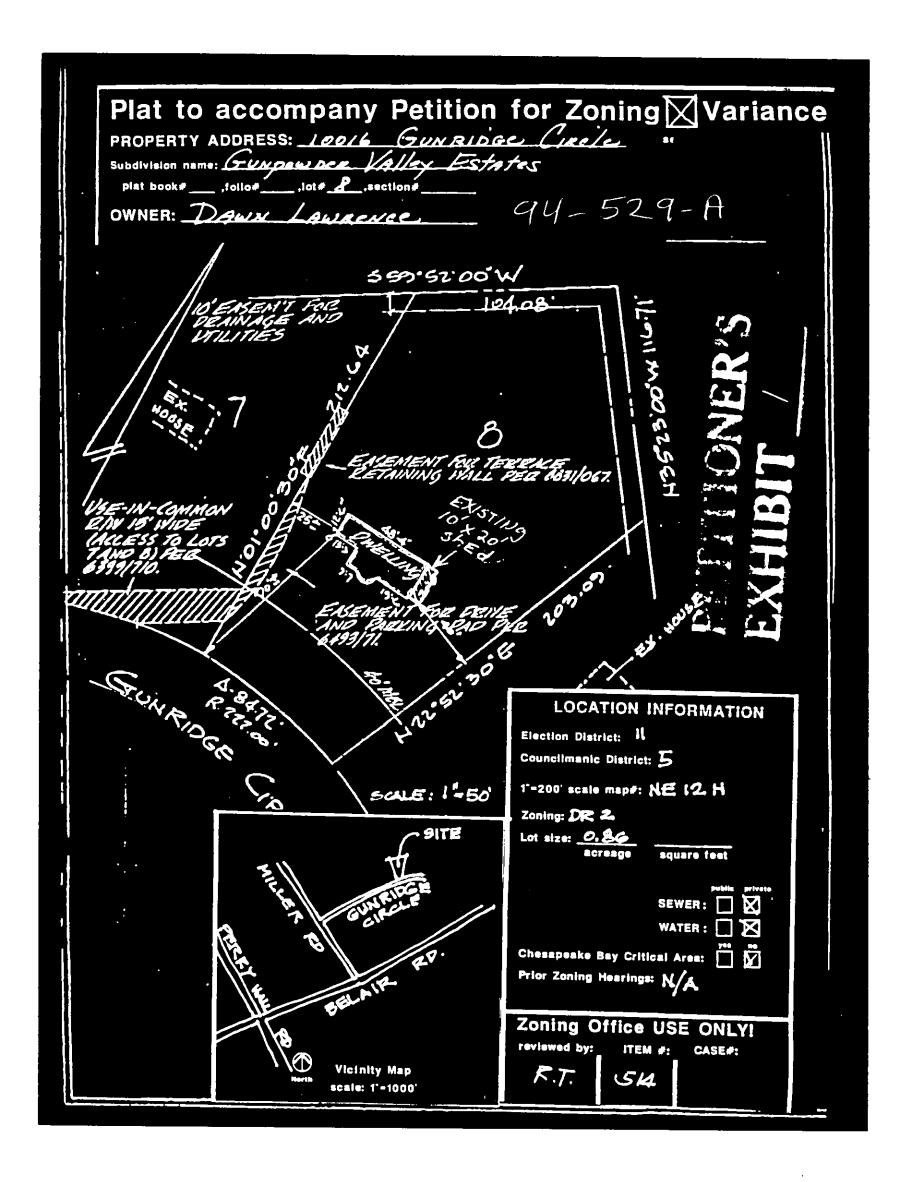
TO HAVE AND TO HOLD an easement for a terrace retaining wall described unto DAVID C. COSENTINO and LISA R. COSENTINO, husband and wife, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns.

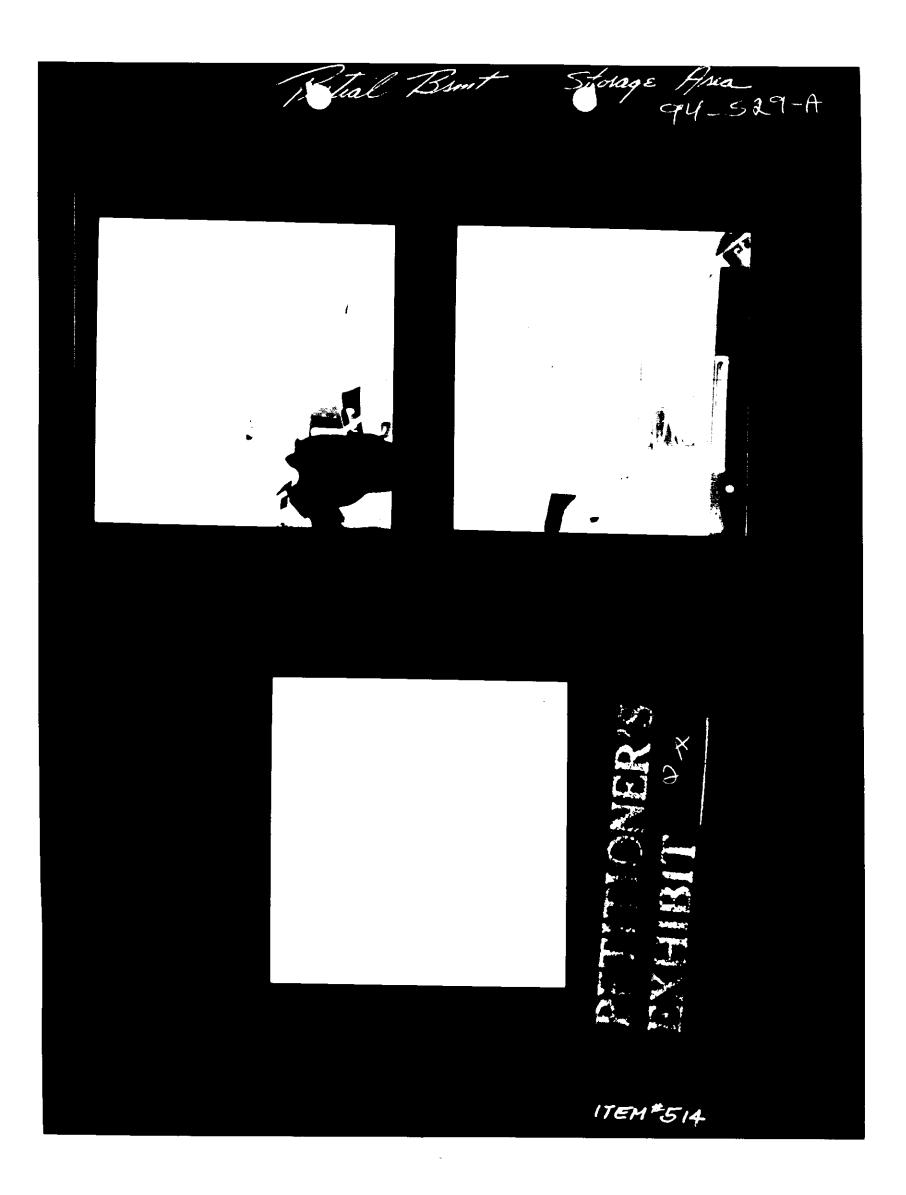
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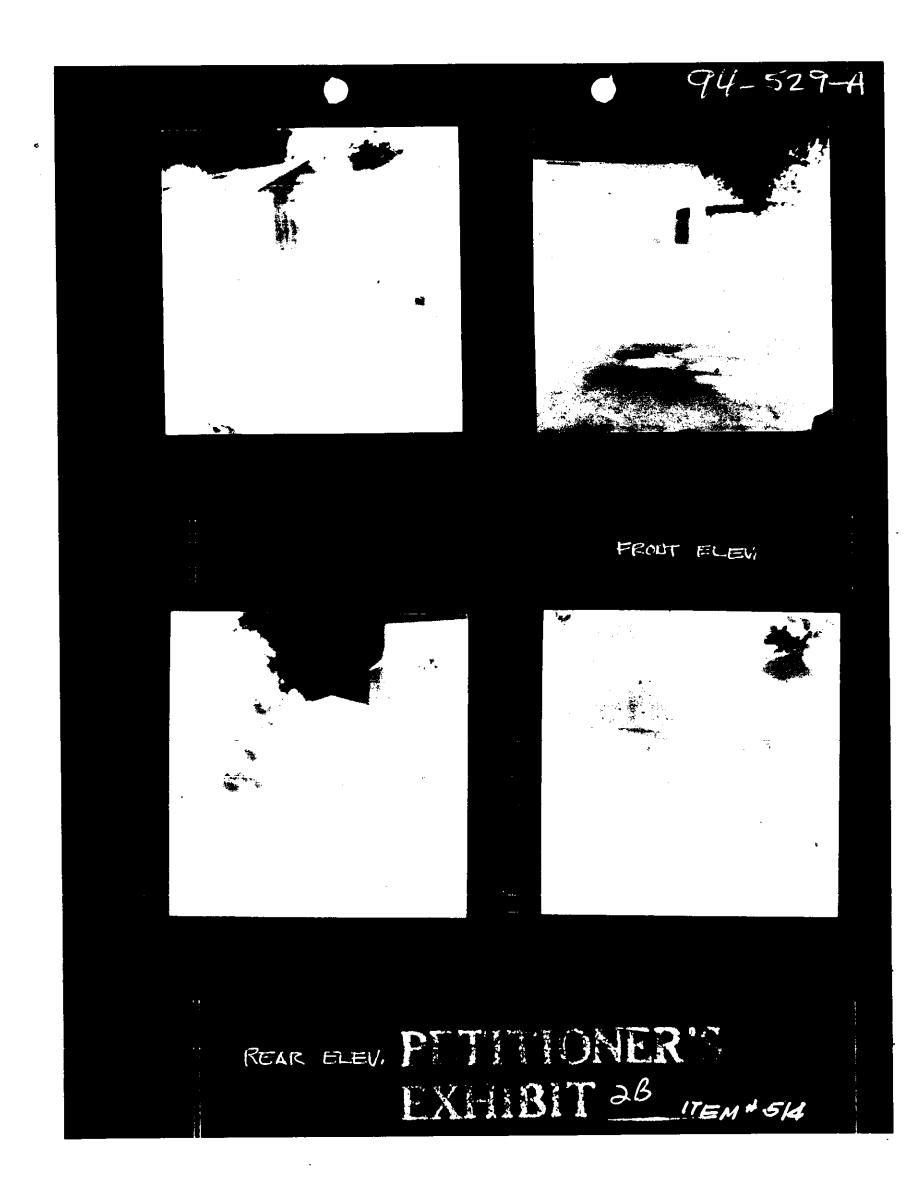
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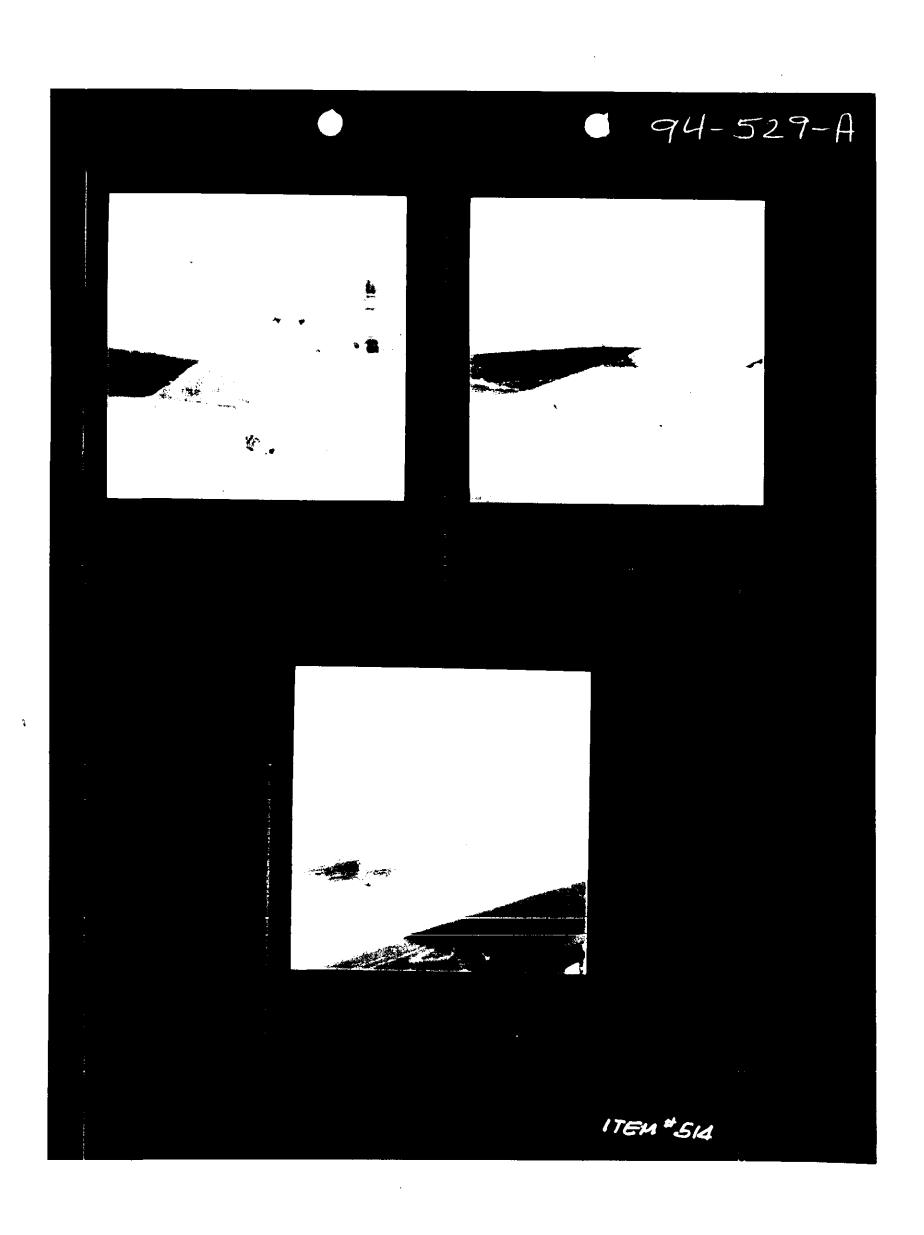














111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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For newspaper advertising: Item No.: 514 Petitioner: 1997 / 1997 / Petitioner: 1997 / Petiti PLEASE FORWARD ADVERTISING BILL TO: NAME: ADDRESS:

121 5431

PHONE NUMBER:

AJ:qqs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY July 14, 1994 Issue - Jeffersonian

Please foward billing to: Homecroft Homes, Inc. 6111 Davis Road Woodbine, Maryland 21797 829-0356

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Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-529-A (Item 514) 10016 Gumridge Circle N/S Gunridge Circle, 1,000 feet +/- E of c/l Miller Road 11th Election District - 5th Councilmanic Petitioner(s): Dawn Lawrence HEARING: MONDAY, AUGUST 1, 1994 at 11:00 a.m. in Rm. 118 Old Courthouse

Variance to permit an existing storage shed to remain in the side yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT ZONING CONNISSIONER FOR BALTIMORE COUNTY

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Baltimore County Government Office of Zoning Administration and Development Management



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Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

July 22, 1994

Ms. Dawn Lawrence 10016 Gunridge Circle Kingsville, Maryland 21087

> RE: Case No. 94-529-A, Item No. 514 Petition for Variance Petitioner: Dawn Lawrence

Dear Ms. Lawrence:

111 West Chesapeake Avenue

Towson, MD 21204

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 28, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

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Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

711.94

Baltimore County

Item No.: 4 5/4 (£7)

Ms. Charlotte Minton Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

DAYLD HERRISEY, ACTING CHIEF John Contestabile, Chief Engineering Access Permits

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My telephone number is \_\_\_\_\_ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**Baltimore County Government** Fire Department

700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 07/12/94

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Zoning Agenda:

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 512,514,515,516,518, 519,520,521,522,523 AND \*1.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RE: PETITION FOR VARIANCE 10016 Gunridge Circle, N/S Gunridge Circle, 1,000 feet  $\pm$  E of c/l Miller Road, 11th Election Dist.,

BEFORE THE ZONING COMMISSIONER

5th Councilmanic OF BALTIMORE COUNTY Dawn Lawrence CASE NO. 94-529-A \* \* \* \* \* \* \* \* \* \* \*

## ENTRY OF APPEARANCE

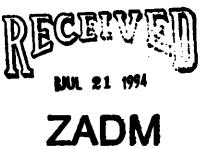
Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> PETER MAX ZIMMERMAN People's Counsel for Baltimore County Carole S. Demilio CAROLE S. DEMILIO Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204

CERTIFICATE OF SERVICE

(410) 887-2188

I HEREBY CERTIFY that on this day of July, 1994, a copy of the foregoing Entry of Appearance was mailed to Dawn Lawrence, 10016 Gunridge Circle, Kingsville, MD 21087, Petitioner.



Peter May Zimmerman

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET DAWN LAWRENCE

Printed with Soybean Ink on Recycled Paper

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \* \*

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 10016 Gunridge Circle, located in the Kingsville area of northeastern Baltimore County. The Petition was filed by the owner of the property, Dawn Lawrence, in response to a complaint filed with the Zoning Administration and Development Management. (ZADM) office as to an existing shed in the side yard of the subject property. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing storage shed to remain in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Dawn Lawrence, property owner. There were no Protestants present.

Testimony and evidence revealed that the subject property consists of 0.86 acres, more or less, zoned D.R. 2 and is improved with a single family dwelling and a 10'  $\times$  20' shed which is the subject of this request. Ms. Lawrence testified that the subject shed was placed in the side yard adjacent to the dwelling at the time the house was constructed in 1987. She testified that due to the irregular slope and grade of her property in the rear yard as well as the opposite side, the only suitable

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location for the shed was in its present location as shown on Petitioner's Exhibit 1. Photographs submitted into evidence as Petitioner's Exhibit 2B demonstrate the steep grade of the property in nearly all of the side and rear yards. Ms. Lawrence stated that the shed was needed to store lawn and garden tools and equipment and that she lacked appropriate storage space for such articles within her home. Further testimony revealed that the shed is not visible to the neighbor who filed the complaint as it is on the opposite side from their property. Ms. Lawrence testified that she has spoken with the neighbor on the affected side who has no objections.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:

> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public afety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

- 2-

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this  $4^{+6}$  day of August, 1994 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing storage shed to remain in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

> 1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

> > - 3**-**

TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

TMK:bis

Petition for Variance to the Zoning Commissioner of Baltimore County print on 8-1/2" x 11" sheet. for the property located at 10010 Cursoned Content which is presently zoned Residence. This Petition shall be filed with the Office of Zoning Administration & Development Management The undersigned, legal owner(s) of the property situate in Britimore County and which is described in the description and plat attached herelo and made a part hereof, hereby petition for a Variance from Section(s) Election District 400.1 - To permit an existing storage to remain in the side yard in lieu of the required rear yard. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Due to a very steep grade, the house is built on a large amount

ITEM" 54

of fill dirt with a poured concrete foundation. Also, the basement was reduced to 1/2 the size of the house due to the steep grade creating a need for extra storage close to the house. Locating the shed anywhere else would be extremely difficult as well as inaccessible for its intended use. The shed has been in its present location for 6 years and has the same exterior appearance as the house and is specially builton a platform. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

		I/We do solomnly decisive and alliam, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition
Contrart Purchaser/Losste		Legal ()writer(s)
Type or Print Name)	<del>-</del>	(Type or Print Name)
Signature		Signatury Must receive
Address		(Type or Print Name)
Cir , State	Zipcoile	Signature
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State	Zipende	Address Phone No OFFICE USE ONLY
	Aprile Maning	ESTIMATED LENGTH OF HEARING unevallable for Hearing the following dates Next Two Months
Printed with Soybean Ink		I REVIEWED BY: R.T. DATE 6-28-94

94-529-A **EXAMPLE 3 - Zoning Description** - 3 copies Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or Councilmanic District (number of feet of right-of way width) wide at a distance of //OU - East o (number of feet) (north, south, east or west) centerline of the nearest improved intersecting street Book # 8278 , Folio # 229 37, 46/ Sq. Feet . 86 Ac. (square feet and acres) \*If your property is not recorded by Plat Book and Folio Number, . then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_ " and include the measurements and directions (metes and bounds only) here and on the plat in the

> Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15'

> > ITEM # 5/4

22" W. 80 ft. to the place of beginning.

correct location.

Petitioner: Dawn Lewvence Location of property: 10016 Gunridge Circle N/S Location of Signer Facing youd way on Proporty boing zowod. CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published

THE JEFFERSONIAN.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887 4386

August 4, 1994

Ms. Dawn Lawrence 10016 Gunridge Circle Kingsville, Maryland 21087

RE: PETITION FOR VARIANCE N/S Gunridge Circle, 1100' E of the c/l of Miller Road (10016 Gunridge Circle) 11th Election District - 5th Councilmanic District Dawn Lawrence - Petitioner

Dear Ms. Lawrence:

Case No. 94-529-A

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391

> Very truly yours, ( thurth, orr TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

cc: People's Counsel

Printed with Snybean tole on Recycled Paper

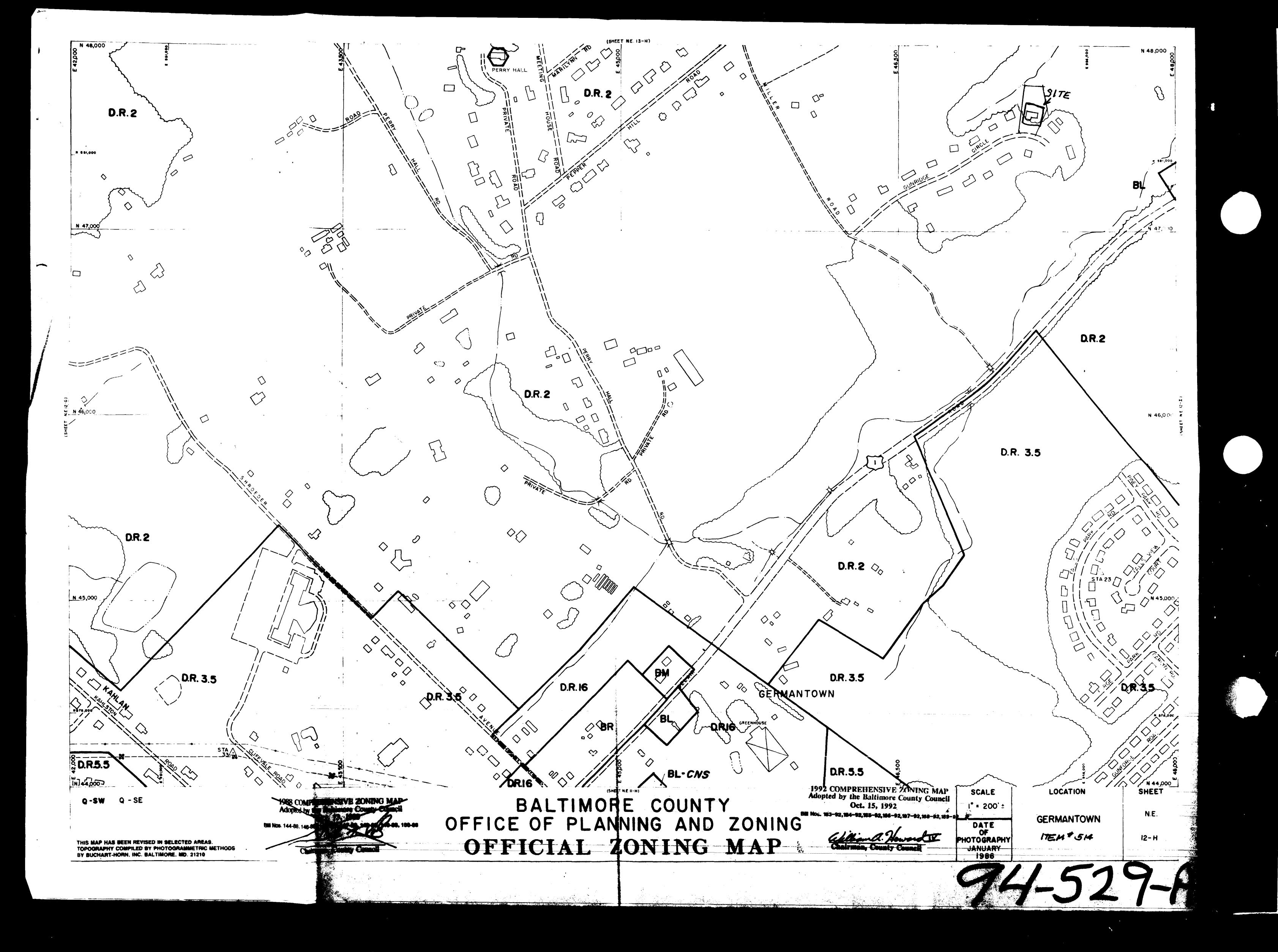
**Development Management** 

10016 GUNRIDGE CIR

010 - VARIANCE - # 5000 080 \_ SIGN ( CUE ) \_\_\_\_ # 3500

02A02#02566TCHRC <u>6 CO</u>01:35PMO6-28-34

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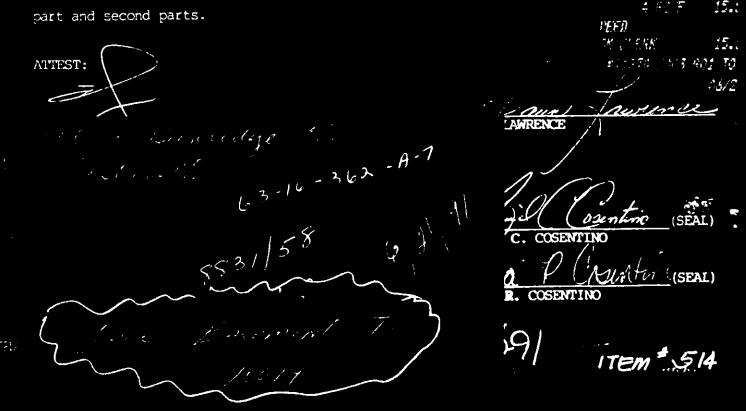
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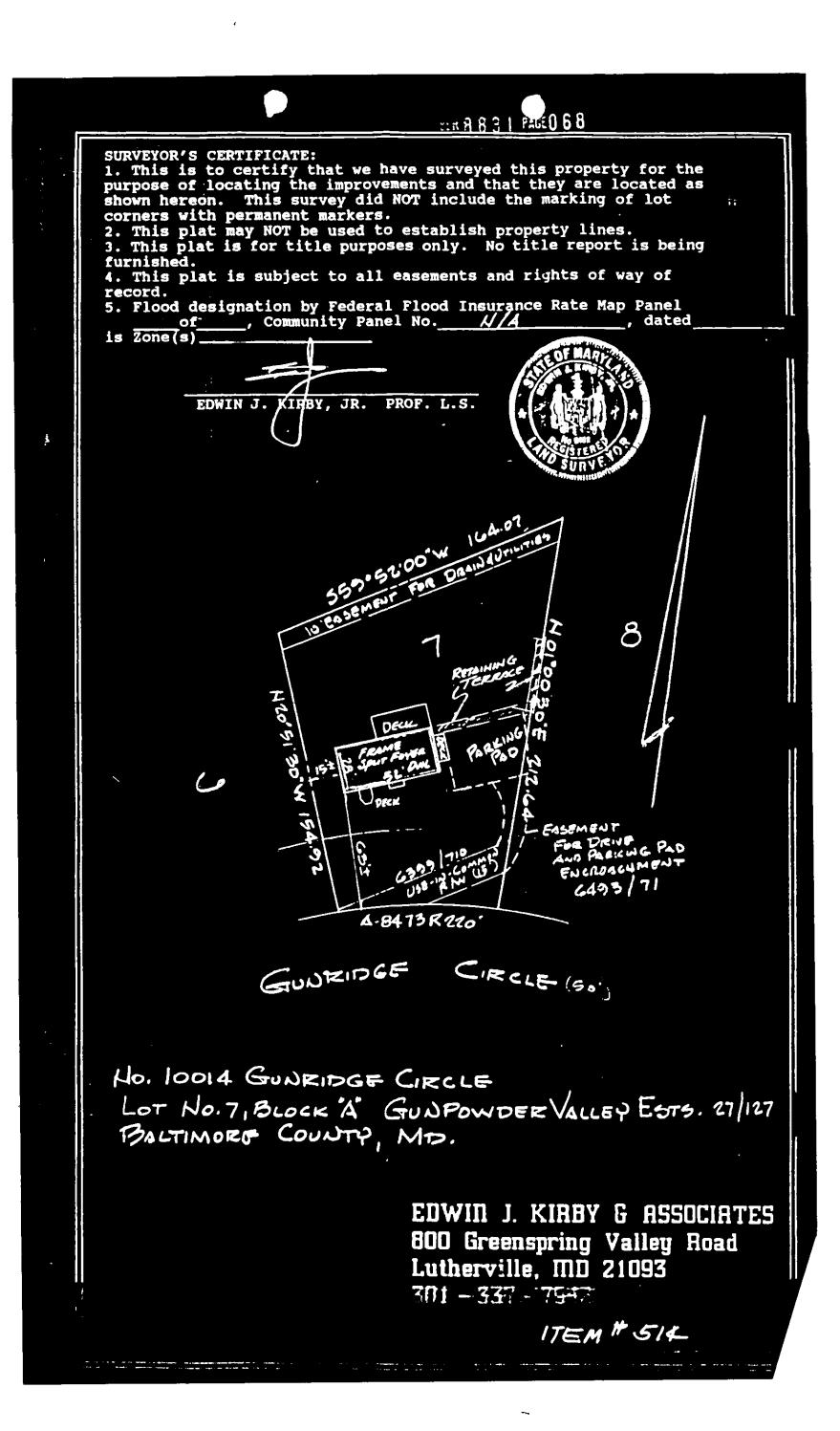
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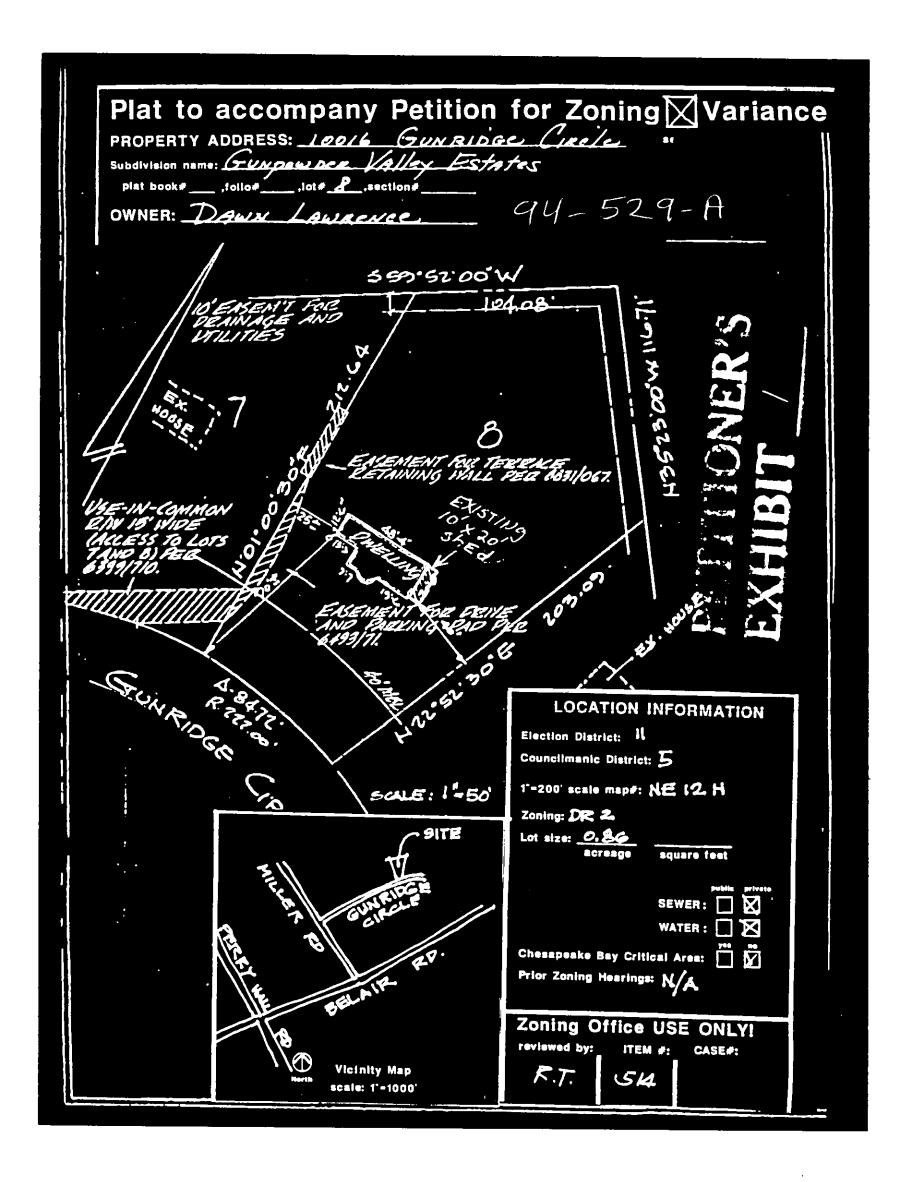
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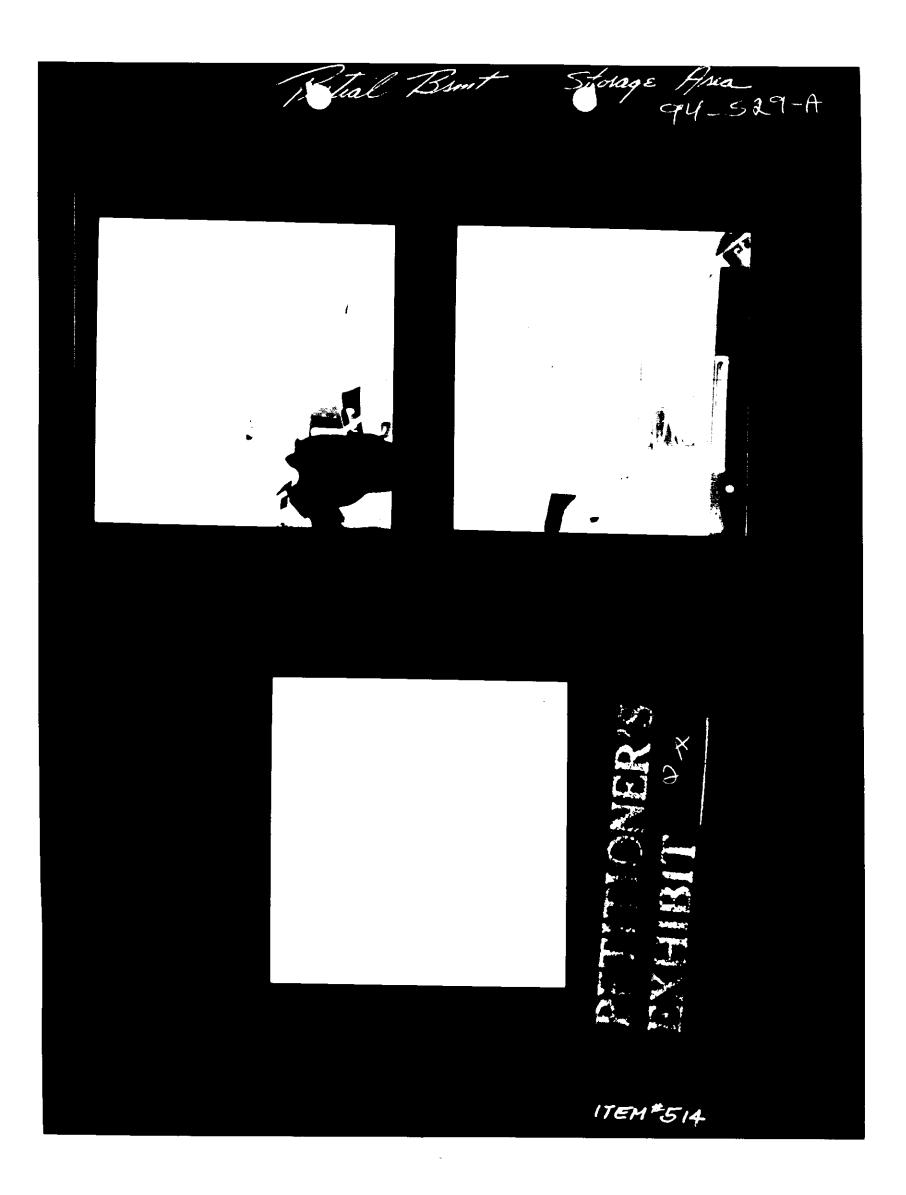
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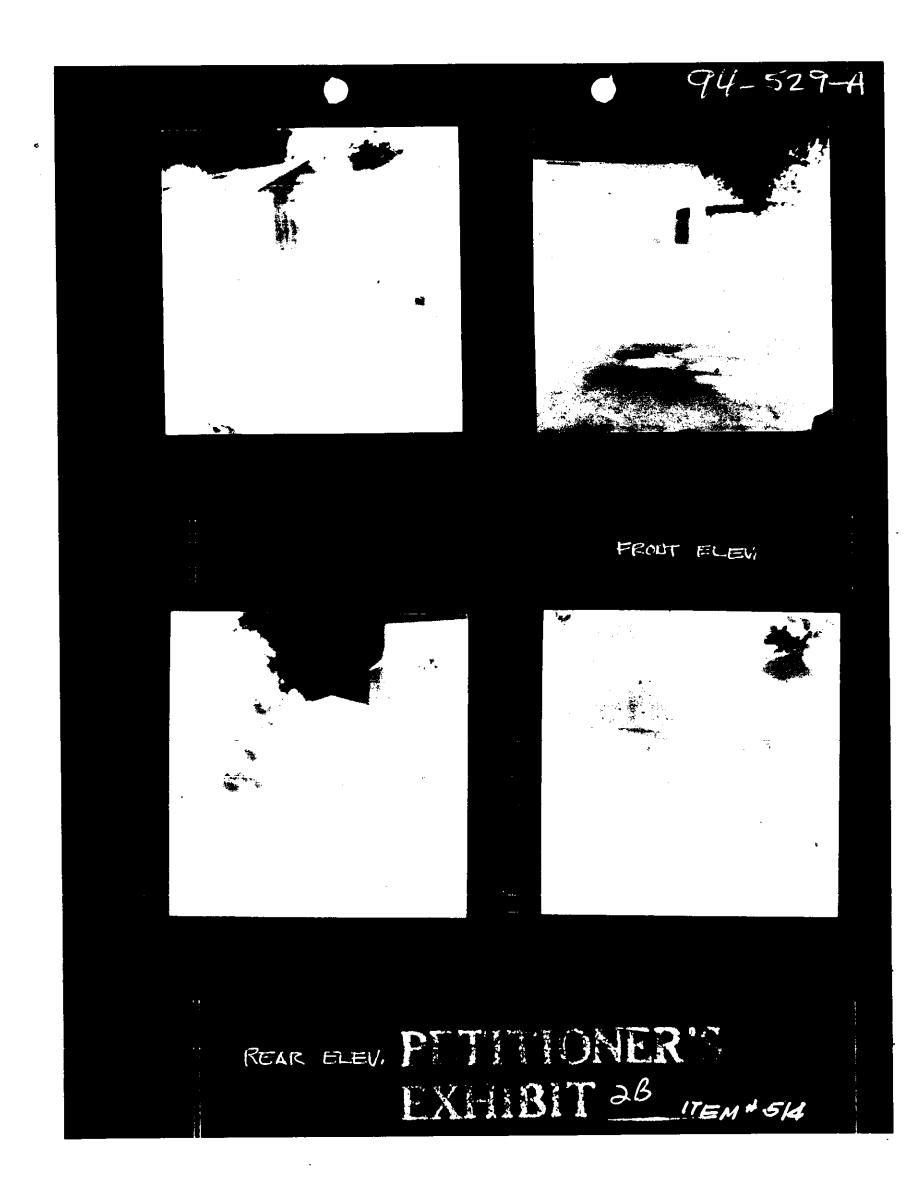
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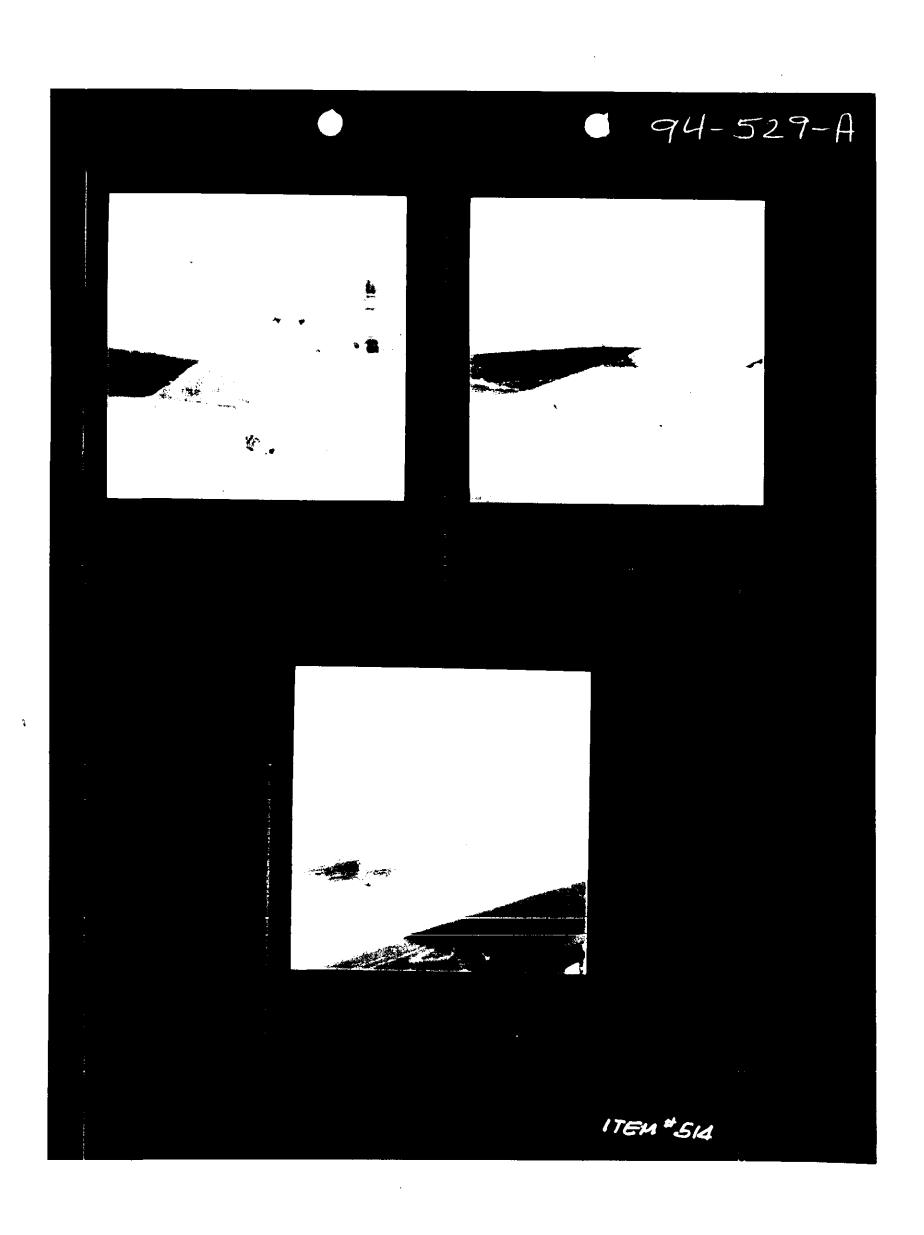














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DAYLD HERRISEY, ACTING CHIEF John Contestabile, Chief Engineering Access Permits

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My telephone number is \_\_\_\_\_ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**Baltimore County Government** Fire Department

700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 07/12/94

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Zoning Agenda:

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 512,514,515,516,518, 519,520,521,522,523 AND \*1.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RE: PETITION FOR VARIANCE 10016 Gunridge Circle, N/S Gunridge Circle, 1,000 feet  $\pm$  E of c/l Miller Road, 11th Election Dist.,

BEFORE THE ZONING COMMISSIONER

5th Councilmanic OF BALTIMORE COUNTY Dawn Lawrence CASE NO. 94-529-A \* \* \* \* \* \* \* \* \* \* \*

## ENTRY OF APPEARANCE

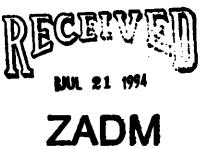
Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> PETER MAX ZIMMERMAN People's Counsel for Baltimore County Carole S. Demilio CAROLE S. DEMILIO Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204

CERTIFICATE OF SERVICE

(410) 887-2188

I HEREBY CERTIFY that on this day of July, 1994, a copy of the foregoing Entry of Appearance was mailed to Dawn Lawrence, 10016 Gunridge Circle, Kingsville, MD 21087, Petitioner.



Peter May Zimmerman

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET DAWN LAWRENCE

Printed with Soybean Ink on Recycled Paper

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \* \*

Petition for Variance for that property known as 10016 Gunridge Circle, located in the Kingsville area of northeastern Baltimore County. The Petition was filed by the owner of the property, Dawn Lawrence, in response to a complaint filed with the Zoning Administration and Development Management (ZADM) office as to an existing shed in the side yard of the subject property. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing storage shed to remain in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Dawn Lawrence, property owner. There were no Protestants present.

Testimony and evidence revealed that the subject property consists of 0.86 acres, more or less, zoned D.R. 2 and is improved with a single family dwelling and a 10' x 20' shed which is the subject of this request. Ms. Lawrence testified that the subject shed was placed in the side yard adjacent to the dwelling at the time the house was constructed in 1987. She testified that due to the irregular slope and grade of her property in the rear yard as well as the opposite side, the only suitable

EIVED FOR

location for the shed was in its present location as shown on Petitioner's Exhibit 1. Photographs submitted into evidence as Petitioner's Exhibit 2B demonstrate the steep grade of the property in nearly all of the side and rear yards. Ms. Lawrence stated that the shed was needed to store lawn and garden tools and equipment and that she lacked appropriate storage space for such articles within her home. Further testimony revealed that the shed is not visible to the neighbor who filed the complaint as it is on the opposite side from their property. Ms. Lawrence testified that she has spoken with the neighbor on the affected side who has no objections.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

 whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public afety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

- 2-

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this  $\frac{4}{7}$  day of August, 1994 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing storage shed to remain in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TOER RECEIVED FOR FILING

TMK:bjs

- 3**-**

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

which is presently zoned

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached

herelo and made a part hereof, hereby petition for a Variance from Section(s)

400.1 — To permit an existing storage to remain in the side yard

in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Due to a very steep grade, the house is built on a large amount of fill dirt with a poured concrete foundation. Also, the basement was reduced to 1/2 the size of the house due to the steep grade creating a need for extra storage close to the house. Locating the shed anywhere else would be extremely difficult as well as inaccessible for its intended use. The shed has been in its present location for 6 years and has the same exterior appearance as the house and is specially builton a platform. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

	I/We do solumnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition
Contest Purchaser/Lossee	( egal Owner(s)
(Type or Print Name)	(Type of Print Name)
Signature	Signatura
Addrest	(Type or Print Name)
City State Zypcode	Significe
Altorney for Patitioner	110016 Cursuage (1) (4/0) 156 23
(Type or Print Name)	V Synsicelle 11/1. 3/087
Signature	City Name Address and phone number of presignative to be contacted
Address Phone No	Name
State Zincode	Address Phone No
Die Manin,	OFFICE USE ONLY  ESTIMATED LENGTH OF HEARING  unavailable for Hearing
· ·	the following delet Hest Two Months

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR Long. Garden (address)
Election District Councilmanic District

Beginning at a point on the side of Councilmanic District

(street on which property fronts)

wide at a distance of 100 - 105 (number of feet of right-of way width)

wide at a distance of 100 - 105 (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Aller Road (name of street)

which is 100 (number of feet of right-of-way width)

Block A Section 1 in the subdivision of Councilmanic Subdivision)

Book 1 227 Folio 1 229 , containing

37 464 Section 3 (squarg feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_, Folio \_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

ITEM # 514

CERTIFICATE OF POSTING

ZONNING DEPARTMENT OF BALTIMORE COUNTY

Forted for:

Date of Posting:

Posted for:

Date of Posting:

Date of Posting:

Posted for:

Date of Posting:

Posted for:

Date of Posting:

Date of Posting:

Posted by

Location of Signe:

Date of Posting:

Date of P

THE JEFFERSONIAN.

A. Henrikson

LEGAL AD: TOWSON

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887 4386

August 4. 1994

Ms. Dawn Lawrence 10016 Gunridge Circle Kingsville, Maryland 21087

RE: PETITION FOR VARIANCE

N/S Gunridge Circle, 1100' E of the c/l of Miller Road

(10016 Gunridge Circle)

11th Election District - 5th Councilmanic District
Dawn Lawrence - Petitioner
Case No. 94-529-A

Dear Ms. Lawrence:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

TMK:bjs

cc: People's Counsel

Printed with Soybean token on Hocycled Paper

Enligatore County

Zoning Administration &

Development Management

111 West Chesapeuke Avenue

Tov. son, Maryland 21204

Account: R-001-5150

10016 GUNRIDGE CUS

010 - VARIANCE - # 5000 080 - SIGN ( CUE) - # 3500

TOTAL - # 8500

02A028026ANTCHRC BC CO01:15PN06-28-34

Chamber Vallegges

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the following dates \_\_\_\_\_\_ Next

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